



City of Rockville

## MEMORANDUM

May 19, 2006

TO: Planning Commission

FROM: Jim Wasilak, Chief of Planning  
Judy Christensen, Preservation Planner III

SUBJECT: Discussion and Instructions to Staff:  
Lincoln Park Neighborhood and Conservation Plans

The Planning Commission conducted a public hearing on the Lincoln Park Neighborhood Plan and Conservation Plan on November 16, 2005. The Commission continued the public hearing to the December 7, 2005 meeting, with the public record for written comment to close on December 31, 2005. Due to the New Years holiday, this was extended to the next business day, January 3, 2006. Another public hearing we held on May 10, 2006. Multiple speakers addressed the Commission regarding both plans at the hearings and via written comment.

The attached summary includes a brief statement of the concern and an initial staff response to each. It is requested that the Planning Commission consider each of the comments received and provide staff with direction on the preparation of a resolution to take action on the Plan. Accompanying this resolution would be an addendum and errata sheet that would detail changes to be made to the plans as directed by the Commission.

Please remember to bring your copy of the draft Plans for discussion.

### Outreach

In response to the Commission's request that staff do further outreach with the Lincoln Park community at its meeting of January 11, staff undertook the following:

- Community Forum – Postcards in English and Spanish were mailed to all households in Lincoln Park. The forum was held on February 18, 2006 with good attendance. A number of questions were asked, including a four-page list from the Lincoln Park Historical Foundation (LPHF) that required research for response and was too lengthy to address in the time permitted.

- List of Questions from the LPHF: Staff drafted a response and these have been made available to the public.
- Minutes of all Neighborhood Plan Advisory Group and Community Preservation Committee meetings. As requested by Ms. Neal Powell, staff has compiled a chronology and copies of all meeting minutes from both groups. Copies of the meeting minutes are available at the Lincoln Park Community Center and on the City web site.
- Informational binder: Staff compiled an informational binder with both plans, copies of minutes and staff reports to remain at the Lincoln Park Community Center for reference.
- Public outreach: Staff sent an additional mailing to each household during the week of March 20<sup>th</sup>. It included a cover letter explaining the purpose, providing dates for the additional Planning Commission hearing date as well as for the Mayor and Council, and where to get more information, the response to the LPHF list of questions, an Executive Summary of the neighborhood plan, the Conservation plan with recommended amendments, and a comment sheet.

### **Staff Recommended Change to Conservation District**

Staff has found that special incentives are necessary to preserve the existing one-story older homes in Lincoln Park and permit owners to build additions that increase the lot coverage past 1,200 square feet. Staff proposes that an addition on the rear of **up to** 1,000 additional square feet on one story would be permitted, not to exceed 35% lot coverage of the smallest allowable lot size of 6,000 square feet or 2,100 square feet. Houses of more than one story would be allowed lot coverage of 1,500 square feet, an addition of 300 square feet to allow for garages and outbuildings. The addition of outbuildings such as sheds or detached garages were not calculated in the original lot coverage for new houses but do contribute the maximum percentage allowed. The additional 300 square feet would allow more latitude in site development and use.

The majority of single-family houses in Lincoln Park is one story and average about 1200 square feet in size, excluding any attic or basement space. The lot coverage proposed for new construction is 1,200 square feet, or 20% of the allowable smallest lot (6,000 square feet.) A two-story house with up to 1,200 square feet on each story (2400 square feet) plus basement and attic space is compatible with the mass of most two-story houses in Lincoln Park. But 1,200 square feet of lot coverage does not address smaller one story houses built on a slab that will not support a second story, and lack the space and amenities wanted and needed by today's families. As an alternative to demolition and reconstruction, if the existing house will be maintained and improved, an addition on the rear of **up to** 1,000 additional square feet on one story would be permitted, not to exceed 35% lot coverage of the smallest allowable lot size of 6,000 square feet or 2,100 square feet.

*Lincoln Park dwelling square footage from State tax data*

This number represents “enclosed area,” meaning all dwelling space above ground level, excluding attic story. In a one-story building, it can be considered lot coverage. For one-and-a-half or two-story houses, the actual living space would be larger than the lot coverage or footprint.

Total number surveyed – removing apartments and institutions- 193

**LOT COVERAGE OF 193 HOUSES IN LINCOLN PARK**

All under 1200 sq feet	1 story over 1200 square ft	1.5-2 story over 1200 sq ft
120	22	51

Of the 22 single families over 1,200 square feet, 11 are less than 1,300 square feet, three are less than 1,400 square feet, two are less than 1,500 square feet, three are less than 1,600, one is 1689 and one is 1908 square feet. See table below.

**ONE STORY HOUSES**

1,200 to 1,299 square feet	11
1,300 to 1,399	3
1,400 to 1,499	2
1,500 to 1,599	2
1,600 to 1,908	2

For buildings over one story, the largest one and a half story building is 2,284 square feet and the largest two-story building is 2,304 square feet. Both of these would be about 1,000 –1500 square feet in footprint and lot coverage. For most existing houses, an addition with a footprint of 700 (about 20 ft. by 35 ft.) to 900 square feet (30 ft by 30 ft) would bring the structure up to 2,100 square feet.

**Attachments**

1. Public hearing summary and Written Public Comment Received

/rjw